

011.A

0001

0111.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

USE VALUE:

ASSESSED:

Total Card / Total Parcel

224,900 / 224,900

224,900 / 224,900

224,900 / 224,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 111

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	224,900			224,900		
							148637
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

Total Card	0.000	224,900		224,900	Entered Lot Size
Total Parcel	0.000	224,900		224,900	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	471.49	/Parcel:	471.4	Land Unit Type:
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Parcel ID: 011.A-0001-0111.0

Parcel ID: 011.A-

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK; 21522 PG;402 CITI-CORP MORTGAGE, Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: P - Poor				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1971	Eff Yr Blt:			Location: S - Side													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 0.903699994													
Lump Sum Adj:				Name: 16 - 6031													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average			28. %	Exterior:			No Unit RMS BRS FL									
Prim Int Wall: 2 - Plaster	Functional:			%	Interior:			1 1 1 0									
Sec Int Wall: %	Economic:			%	Additions:												
Partition: T - Typical	Special:			%	Kitchen:												
Prim Floors: 4 - Carpet	Override:			%	Baths:												
Sec Floors: %				Total: 28.8 %	Plumbing:												
Bsmnt Flr:					Electric:												
Subfloor:					Heating:												
Bsmnt Gar:					General:												
Electric: 3 - Typical					CALC SUMMARY				COMPARABLE SALES				SUB AREA				
Insulation: 2 - Typical					Basic \$ / SQ: 320.00				Rate Parcel ID Typ Date Sale Price				SUB AREA DETAIL				
Int vs Ext: S					Size Adj.: 1.75786161												
Heat Fuel: 3 - Electric					Const Adj.: 0.75682443												
Heat Type: 6 - Elec Base/B					Adj \$ / SQ: 425.726												
# Heat Sys: 1					Other Features: 32667												
% Heated: 100					Grade Factor: 1.00												
Solar HW: NO					NBHD Inf: 1.34000003												
% Com Wall:					NBHD Mod:												
% Sprinkled:					LUC Factor: 1.00												
					Adj Total: 315889												
					Depreciation: 90976												
					Depreciated Total: 224913												
MOBILE HOME				Make:	Model:			Serial #:	Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0111.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					